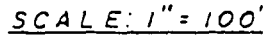


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103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 4742  
Phone: 812-676-2305

Phone: 812-676-2305



MICHAEL CAIN  
5845 So. Hwy 37

KENNETH COLEMAN PROPERTY

Edmund O. Farkas  
Registered Land Surveyor

# Robert C. Sipes, Land Surveyor

Ind. Reg. No. 9016

Ph. 876-6078

109 Poplar Drive

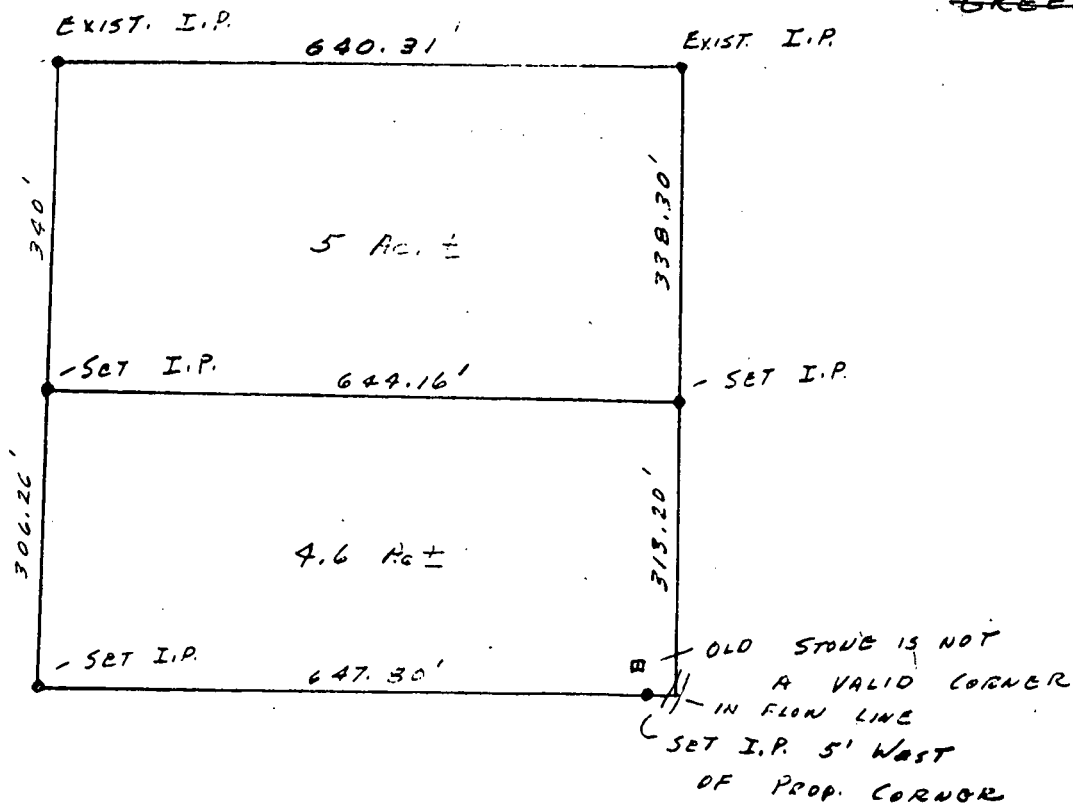
Ellettsville, IN 47429

MICHAEL D. & LINDAG.

WYSONG

7/15/82

~~JEFFREY L. & DIANNA L. RUST-  
GREEN GREEN~~



## Legal Descriptions

A part of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 28, Township 9 Nine, Range 1 East, Monroe County, Indiana, described as follows:

Beginning at the Northwest corner of said quarter quarter quarter section, thence South 02 degrees 01 minute 32 seconds West 340.00 feet; thence South 87 degrees 47 minutes 05 seconds East 644.16 feet; thence North 01 degree 22 minutes 19 seconds East 338.30 feet; thence North 87 degrees 37 minutes 47 seconds West 640.31 feet to the point of beginning, containing 5.00 acres, more or less.

A part of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 28, Township 9 North, Range 1 East, Monroe County, Indiana, described as follows:

Beginning at a point on the West line of said quarter quarter quarter section, said point being South 02 degrees 01 minutes 32 seconds West 340.00 feet distant from the Northwest corner thereof; thence South 02 degrees 01 minute 32 seconds West 306.26 feet, thence South 87 degrees 10 minutes 08 seconds East 647.80 feet; thence North 01 degree 22 minutes 19 seconds East 313.20 feet; thence North 87 degrees 47 minutes 05 seconds West 644.16 feet to the point of beginning, containing 4.60 acres, more or less.

Note: According to Original Survey Plat area should total 10.016 acres;  
Survey shows 9.60 acres.

# SOLITUDE SUBDIVISION FINAL PLAT

## NOTES:

1. Required Building Setbacks: Front - 25'; side - 15' for residential and 50' for non-residential; Rear: 25' for residential and 50' for non-residential.
2. A 14' wide private gravel driveway will be installed within a 50' ingress and egress easement, as shown on the plat, and shall be subject to a driveway maintenance membership agreement.
3. Underground utilities (water line, electrical and telephone) shall be located within the driveway easement on either side of the gravel driveway. A 3-inch waterline will service the subdivision.
4. The land area is all forested. Adjacent areas are all forested. This subdivision area is named "Agriculture-Rural Reserve" and "Forest Reserve."
5. No sidewalks or curbs are provided as they are not appropriate for this rural area.
6. Lots are for single family houses only—with appropriate outbuildings (garages, hobby shops, studios, etc.).
7. A 25' right-of-way to the centerline of Birdie Galyan Road is hereby dedicated to the public.
8. This plat is subject to the Declaration of Covenants, Conditions and Restrictions recorded on \_\_\_\_\_, 1998 with the Monroe County Recorder's Office, in Cabinet \_\_\_\_\_ Envelope \_\_\_\_\_.
9. The subject property is located in Areas 1 and 3 of Lake Monroe Watershed and shall be subject to the requirements of Chapter 825 of the zoning ordinance.

## LEGAL DESCRIPTION:

A part of the Southwest quarter of Section 28, Township 9 North, Range 1 East, Monroe County, Indiana, bounded and described as follows: Beginning at a found stone marking the Northeast corner of said Southwest quarter; thence from said point of beginning and with the North line of said Southwest quarter and running North 88 degrees 05 minutes 06 seconds West for 1899.26 feet and to a found stone marking the Northwest corner of the East One half of the Northwest quarter of said Southwest quarter; thence with the centerline of Birdie Galyan Road and running South 02 degrees 05 minutes 36 seconds West for 37.19 feet; thence South 50 degrees 25 minutes 32 seconds West for 36.94 feet; thence South 34 degrees 36 minutes 43 seconds West for 39.19 feet; thence South 15 degrees 29 minutes 32 seconds West for 32.36 feet; thence South 04 degrees 11 minutes 32 seconds West for 47.56 feet; thence South 08 degrees 23 minutes 28 seconds East for 46.06 feet; thence South 11 degrees 11 minutes East for 93.65 feet; thence South 09 degrees 09 minutes East for 40.72 feet; thence South 12 degrees 11 minutes West for 29.68 feet; thence South 33 degrees 17 minutes 32 seconds West for 220.20 feet; thence South 15 degrees 56 minutes West for 27.26 feet; thence South 02 degrees 01 minute West for 50.53 feet; thence leaving the centerline of Birdie Galyan Road and running South 87 degrees 35 minutes 56 seconds East for 794.86 feet and to a found steel fence post, putting a set 5/8 inch rebar at 35 feet; thence South 02 degrees 16 minutes 14 seconds West for 1913.75 feet and to a set 5/8 inch rebar marking the Southwest corner of the East One half of said Southwest quarter; thence South 88 degrees 01 minute 48 seconds East for 1279.44 feet and to a found stone marking the Southeast corner of Section 28; thence North 01 degrees 23 minutes 36 seconds East for 2566.40 feet and to the point of beginning. Containing 85.69 acres, more or less. Subject to a 25 foot dedicated right-of-way from the centerline of Birdie Galyan Rd.

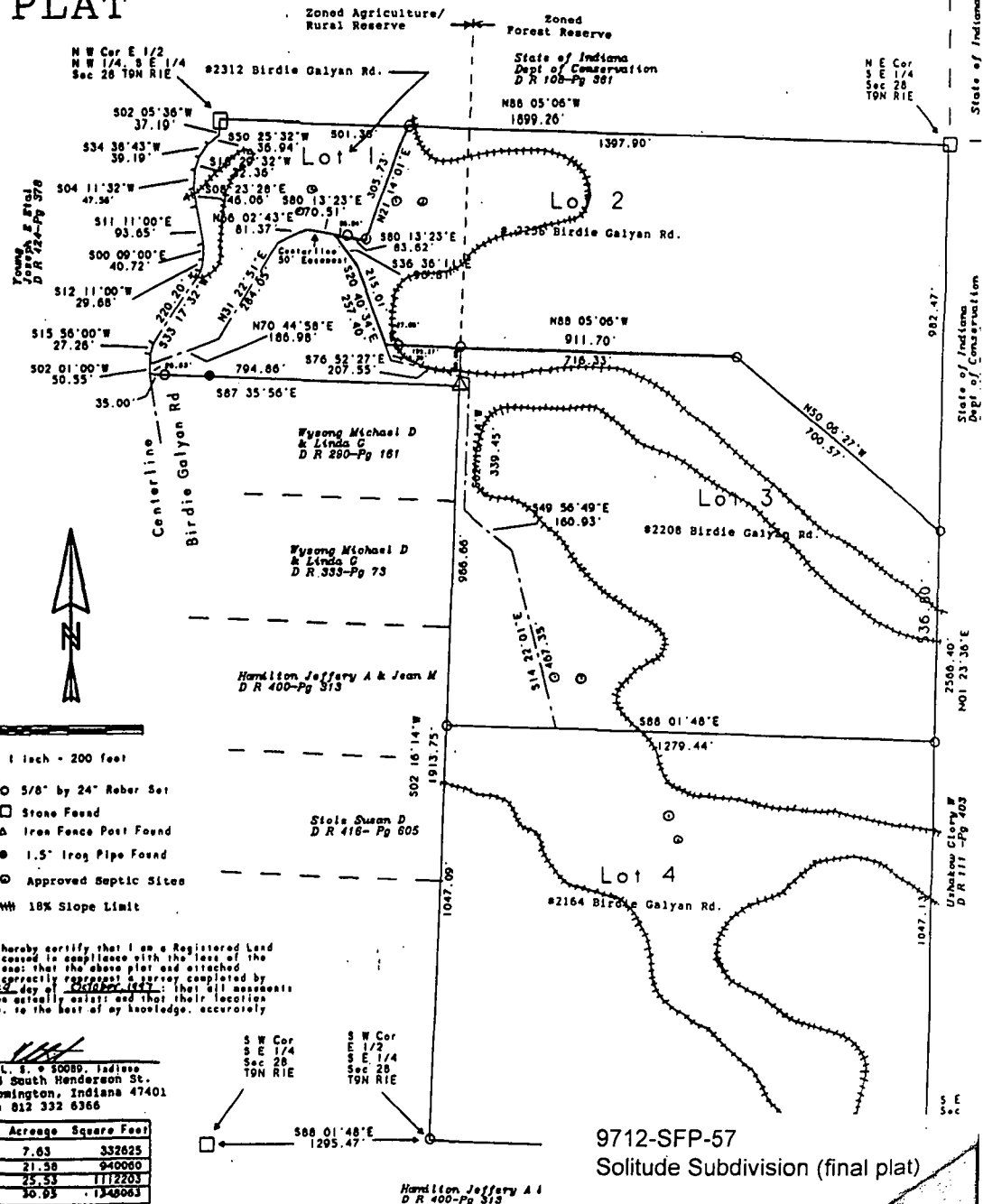
Source of Title: Book 348, Page 81  
and Book 325, Page 308

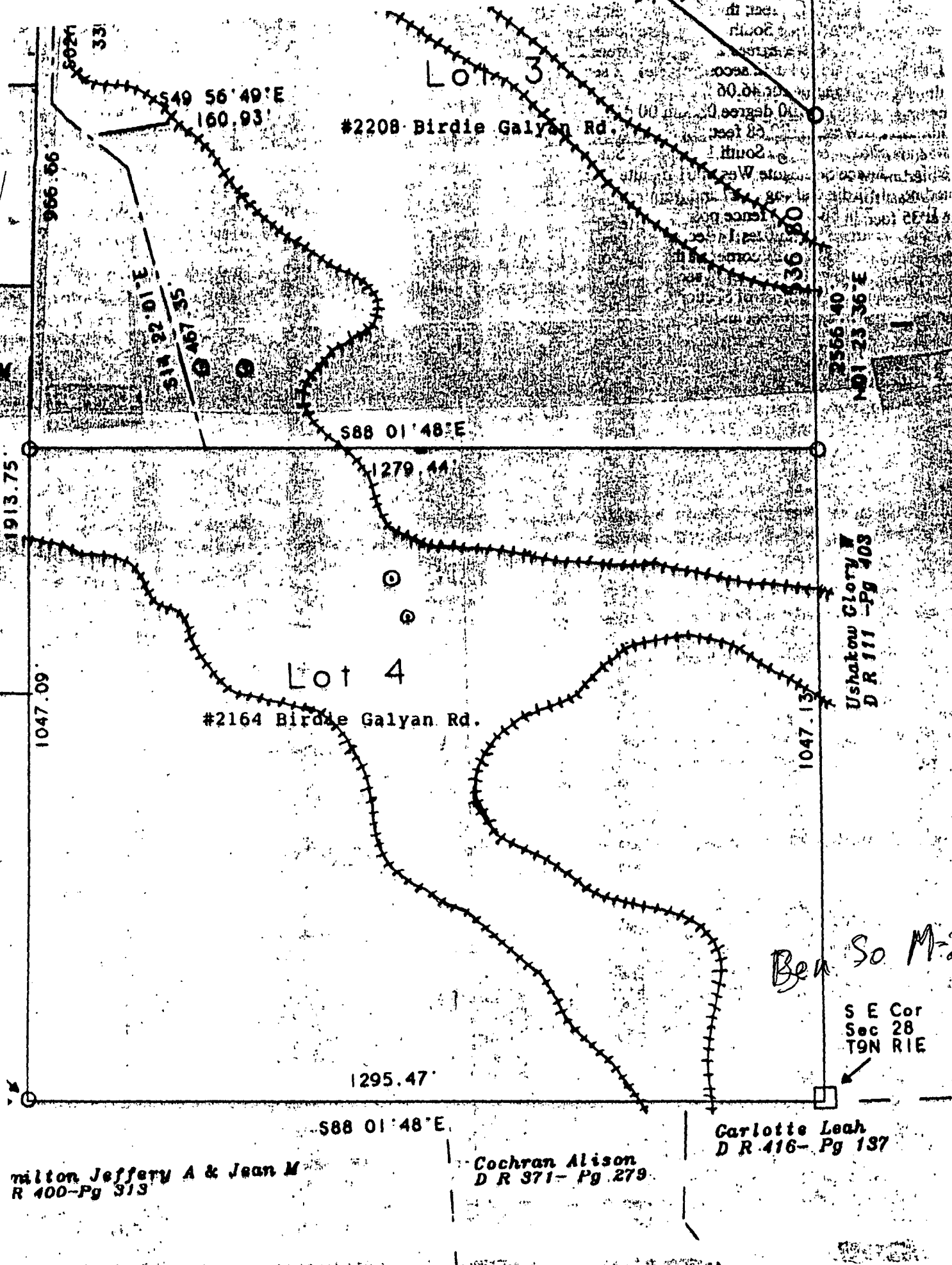
## LOCATION MAP

SCALE: 1"=2000'



OWNER & DEVELOPER  
Lee C. & Ardith A. Nohrt  
550 Birdie Galyan Rd.  
Bloomington, IN 47408  
Phone: 812 331 1890





Milton Jeffery A & Jean M  
R 400-Pg 313

Cochran Alison  
D R 371- Pg 279

Charlotte Leah  
D R 416- Pg 137

S E Cor  
Sec 28  
T9N R1E

Ben So M-21

Ushakow Glory W  
D R 111 -Pg 403

#2208 Birdie Galyan Rd.

#2164 Birdie Galyan Rd.

Lot 3

Lot 4



September the 18<sup>th</sup> 1871

Run the following lines and Establish the following corners for John B. Cox, Wm. H. of James Murphy, Wm. Robertson & Others in Section No. 28 Township No. 9 mine North of Range No. One East of the 2nd principal Meridian commencing at the South East corner of Section 28. Town and Range above said. Witness Trees Beech 14 inches Diameter North  $87^{\circ} E$  1 links Dist

Then e with the Section line 160 Poles &  $13\frac{3}{4}$  links to the Eastern  $\frac{1}{2}$  mile post New witness Trees Beech 24 inches Diameter  $S 83^{\circ} W$  3 links Dist Sassafras 3 inches Diameter  $N 13^{\circ} W$  64 links Dist

Then e  $N 4^{\circ} W$  with the Section line 160 Poles &  $13\frac{1}{2}$  links to the North East corner of same New witness Trees Beech 18 inches Diameter  $N 16^{\circ} E$  26 links Dist W Walnut 3 inches  $S 8^{\circ} W$  29 links Dist Then began at the Eastern  $\frac{1}{2}$  mile post Then e  $S 81^{\circ} W$  79 Poles &  $4\frac{1}{2}$  links Stone planted witness trees

White walnut 8 inches Diameter  $S 21^{\circ} W$   $37\frac{3}{4}$  links Dist B Oak 10 inches Diameter  $N 31^{\circ} W$  45 links Dist Then e  $S 84^{\circ} W$  79 Poles  $4\frac{1}{2}$  links to the Center of said Section Then e  $S 4^{\circ} E$  78 Poles  $13\frac{1}{2}$  links Stone planted witness Trees Beech 15 inches Diameter  $S 9^{\circ} W$  13 links Dist Beech 12 inches Diameter  $S 85^{\circ} E$   $44\frac{1}{2}$  links Dist 80 Poles & 11 links Stone planted witness Then e  $N 86^{\circ} E$  W Oak 20 inches Diameter  $S 60^{\circ} W$  34 links Dist W Oak 4 inches Diameter  $S 66^{\circ} E$   $66\frac{3}{4}$  links Dist

George B. Rider, Layman

( Jacob Richardson } Chas  
( J. C. Freeman } Borne  
( Daniel Robertson } Sworn

Alexander C. Spencer M.C.S.